



VAR-25-23

Variance Application
Status: Active
Submitted On: 8/15/2025

Primary Location

32.349380, -81.237842
Owner
No owner information

Applicant

 Malorie Boyd
 912-657-2788
 mboyd@cci-sav.com
 Suite 100
Savannah, GA 31405

Staff Review

Board of Commissioner Meeting Date*

09/16/2025

Notification Letter Description*

To allow for a reduction in required rear building setbacks in R-1.

Public Notification Letters Mailed*

08/18/2025

Location Information*

Ramsey Landing Phase 3

Staff Description

Section 5.3.3

Board of Commissioner Ads

08/18/2025

Commissioner District*

5th

📎 Request Approved or Denied

-

📎 Letter & ZMA Mailed

-

📎 Map#*

445

📎 Parcel#*

28

📎 Applicant Name*

Ashley Durrence

General Information

Zoning District*

Map/Parcel Number*

R-1

445-28

Is this concurrent with a Rezoning? *

No

Describe why the variance is needed*

We are requesting a 12-foot reduction to the rear setbacks to allow for covered rear porches, as outdoor living space is an important feature for homeowners—especially with the preserved tree canopy.

How does request meet criteria of Section 71.8?

Who is applying for variance request?*

Owner

Applicant Information

Applicant Name*

Applicant Phone Number*

Ashley Durrence

(912) 445-0932

Applicant Email Address*

Applicant Address*

adurrence@smithfamilyhomes.com

152 Thunderbird Dr. Ste. 207

City*

Richmond Hill

State*

GA

Zip Code*

31324

Signature

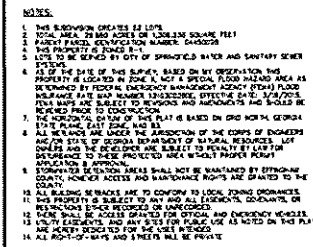
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

Digital Signature*

✓ Ashley Durrence

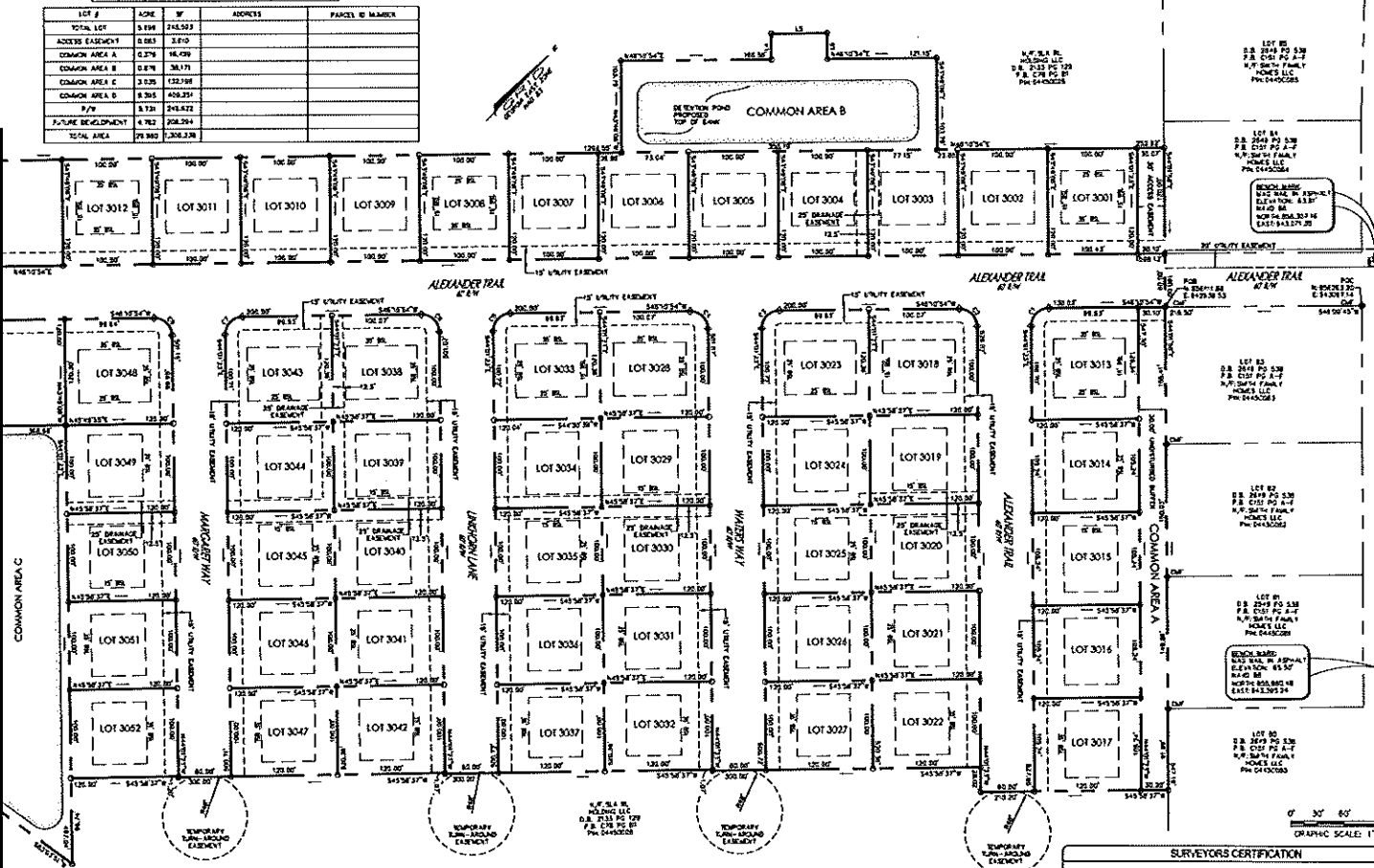
Aug 15, 2025

W. D. L. J.
MALT LAWSON
CLERK OF SUPERIOR C
EFFINGHAM COUNTY



LOT TABLE				
LOT #	ACRE	SF	ADDRESS	PARCEL ID NUMBER
3043	0.130	14,363		
3044	0.175	12,000		
3045	0.275	12,000		
3046	0.175	12,000		
3047	0.275	12,000		
3048	0.323	14,363		
3049	0.275	12,000		
3050	0.125	12,000		
3051	0.275	12,000		
3052	0.175	12,000		

LOT #	ACRE	SQ	ADDRESS	PARCEL # NUMBER
TOTAL LOT	3.596	245,553		
ADJACENT EASEMENT	0.063	2,610		
COMMON AREA A	0.279	16,109		
COMMON AREA B	0.674	36,171		
COMMON AREA C	3.025	152,766		
COMMON AREA D	0.505	409,251		
P/P	5.123	294,422		
FUTURE DEVELOPMENT	4.782	268,264		
TOTAL AREA	29.992	1,308,238		



SPECIAL NOTE:
THE MINIMUM FINISHED FLOOR ELEVATION
SHALL BE 55.1' AND THE MINIMUM GARAGE
FLOOR ELEVATION SHALL BE 54.8'. ALSO SEE

CERTIFICATE OF ENGINEER
I HEREBY CERTIFY THAT THE STREET DRAINAGE SYSTEMS AND WATER
SYSTEMS IN THE SUBDIVISION KNOWN AS BARKLEY LANDING SUBDIVISION,
PHASE 3A, SHOWN ON THE PLAT DATE 7/01/2004 PREPARED BY COLLIER
ENGINEERING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE
CONSTRUCTION ORDINANCES APPROVED 11/15/24
N. O. P. X. 2/10/25

CERTIFICATE OF APPROVAL FOR RECORDING

THE SUBDIVISION PLAT SHOWING ALL EASEMENTS, PHASE 3A HAS BEEN FOUND TO COMPLY WITH THE EPOCHIAN COUNTY SUBDIVISION REGULATION AND APPROVED BY THE EPOCHIAN COUNTY BOARD OF COMMISSIONERS FOR THE RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EPOCHIAN COUNTY, GEORGIA

[Signature]

CLERK OF EPOCHIAN COUNTY BOARD OF COMMISSIONERS

CLERK OF EPOCHIAN COUNTY BOARD OF COMMISSIONERS

05/06/2025 DATE

05/06/2025 DATE

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS PLAN IS A TRUE, CORRECT AND ACCURATE SURVEY
AS REQUIRED BY ETTNAHAW COUNTY SUBDIVISION REGULATIONS,
AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE
UNDER MY SUPERVISION, AND THAT MEASUREMENTS SHOWN HAVE BEEN
LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

DON ETTNAHAW, JR., P.E.
DATE: 10/17/75
10/17/75
10/17

CERTIFICATE OF OWNERSHIP AND DEDICATION
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND
DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, ALLEYS,
DRAINS, PAVES, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

[Signature] 3/17/85
OWNER, S.F. & M. HOLDINGS LLC DATE

WITNESSES:
Malcolm Boyd Christine Boyd
 NAME: NAME:

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	01.50'	S42°25'47"W
L2	26.18'	S83°45'28"W
L3	02.47'	S48°24'29"W
L4	25.20'	N43°15'28"W
L5	02.48'	N46°15'54"E
L6	25.20'	S43°45'28"E

CURVE DATA			
CURVE #	LENGTH	RADIUS	CHORD
C1	31.45'	25.30'	57.0'
C2	31.34'	25.30'	56.9'
C3	31.45'	25.30'	57.0'
C4	31.34'	25.30'	56.9'
C5	31.45'	25.30'	57.0'
C6	31.34'	25.30'	56.9'

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	31.34'	26.50'	N60°55'15"W	20.33'
C2	148.30'	126.00'	S71°23'45"E	148.30'
C3	11.14'	170.20'	S43°47'45"E	11.14'
C4	13.25'	232.20'	N45°16'43"W	15.23'
C5	202.76'	180.20'	N12°23'47"E	254.38'
C6	2.56'	236.30'	N47°08'15"E	2.56'

SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (2) OF E.C.G.A. SECTION 15-4-41 THE PLAT HEREON SUBMITTED BY A PLANT SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL AGENCIES AND AGENCIES AS REQUIRED BY APPROVAL, OFFICIALS, SIGNATURES AND SEAL OF THE SURVEYOR, THE PLAT OR INFORMATION SHALL BE CONFORMED WITH THE APPROVED REQUIREMENTS OF THE PLAT, THE PLACEMENT OF THIS PLAT IS TO ATTENDED TO BY THE SURVEYOR, FURTHER, THE SURVEYOR UNDERSIGNED AND SURVEYOR CERTIFY THAT THIS PLAT COMPLIED WITH THE REQUIREMENTS OF THE STANDARD FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS AS SET FORTH IN E.C.G.A. SECTION 15-4-42.

 3/19/87

JOHN P. TUCKER, No. 3487
OLDHAM COUNTY, GA.
OLDHAM COUNTY, GA.



COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Davenport, Georgia, (912) 202-3041

MAJOR SUBDIVISION RAMSEY LANDING PHASE 3A
BEING A PORTION OF DB 2133, PG 129 OF THE LANDS OF SJA RL HOLDINGS, LLC
9TH C.M. DISTRICT, CITY OF SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
PREPARED FOR SJA RL HOLDINGS, LLC

NUMBER	23-148
E.	POSITIVE
MAN BY.	RRG
OKED BY.	
E.	T-22

MAJOR SUBDIVISION

SR: 30 PG: 103
Filed and Recorded
05-12-2025 05:00 PM
DOC# P2025-000083

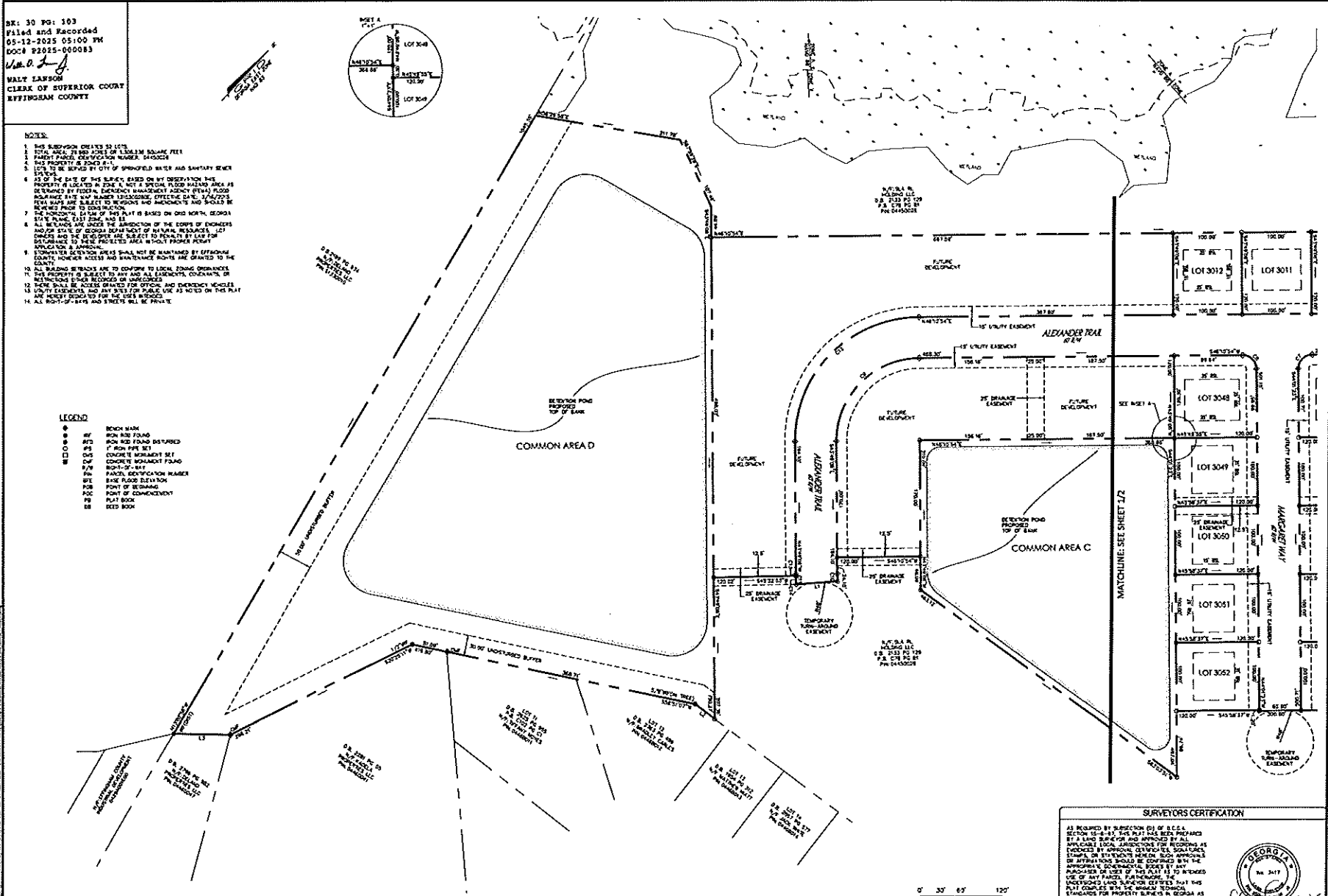
WALT LARSON
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

NOTES:

1. THIS SUBDIVISION CANNOT BE LOTS.
2. TOTAL AREA: 28.80 ACRES OR 1,248,000 SQUARE FEET.
3. PARCEL IDENTIFICATION NUMBER: 0400004.
4. THIS PROPERTY IS ZONED R-1.
5. LOTS TO BE SERVED BY CITY OF SPRINGFIELD WATER AND SANITARY SEWER SYSTEMS.
6. AS OF THE DATE OF THIS PLAT, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE 4, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 130500000E, EFFECTIVE DATE: 5/14/2005. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, AND IS.
8. ALL MEASUREMENTS UNDER THE JURISDICTION OF THE COMMISSION OF ENGINEERS AND SURVEYORS OF GEORGIA DEPARTMENT OF NATURAL RESOURCES, LOT OWNERS AND THE RECORDS ARE SUBJECT TO PENALTY BY LAW FOR VIOLATIONS OF THESE PROTECTED AREA WITHOUT PROPER PERMIT.
9. STORMWATER DETENTION SHALL NOT BE MAINTAINED BY EROSION CONTROL, HOWEVER ACCESS AND MAINTENANCE RIGHTS ARE GRANTED TO THE COUNTY.
10. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
11. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS OTHER THAN THOSE SHOWN ON THIS PLAT.
12. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
13. UTILITY EASEMENTS, AND ANY DEEDS FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY RECORDED FOR THE USER'S RECORD.
14. ALL ROAD-OF-REPAIR AND STREETS WILL BE PRIVATE.

LEGEND

- BENCH MARK
- IRON ROD FOUND
- IRON ROD FOUND DISTURBED
- IRON PIPE SET
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- BENCH-MARK
- PARCEL IDENTIFICATION NUMBER
- BASE FLOOD ELEVATION
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- PLAT BOOK
- DEED BOOK



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION D(3) OF S.C.A. SECTION 15-2-47, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY A LAND SURVEYOR. THE SURVEYOR'S CERTIFICATION IS ATTACHED TO THIS PLAT. THE SURVEYOR'S CERTIFICATION IS ATTACHED TO THIS PLAT. THE SURVEYOR'S CERTIFICATION IS ATTACHED TO THIS PLAT.



WALT LARSON
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY



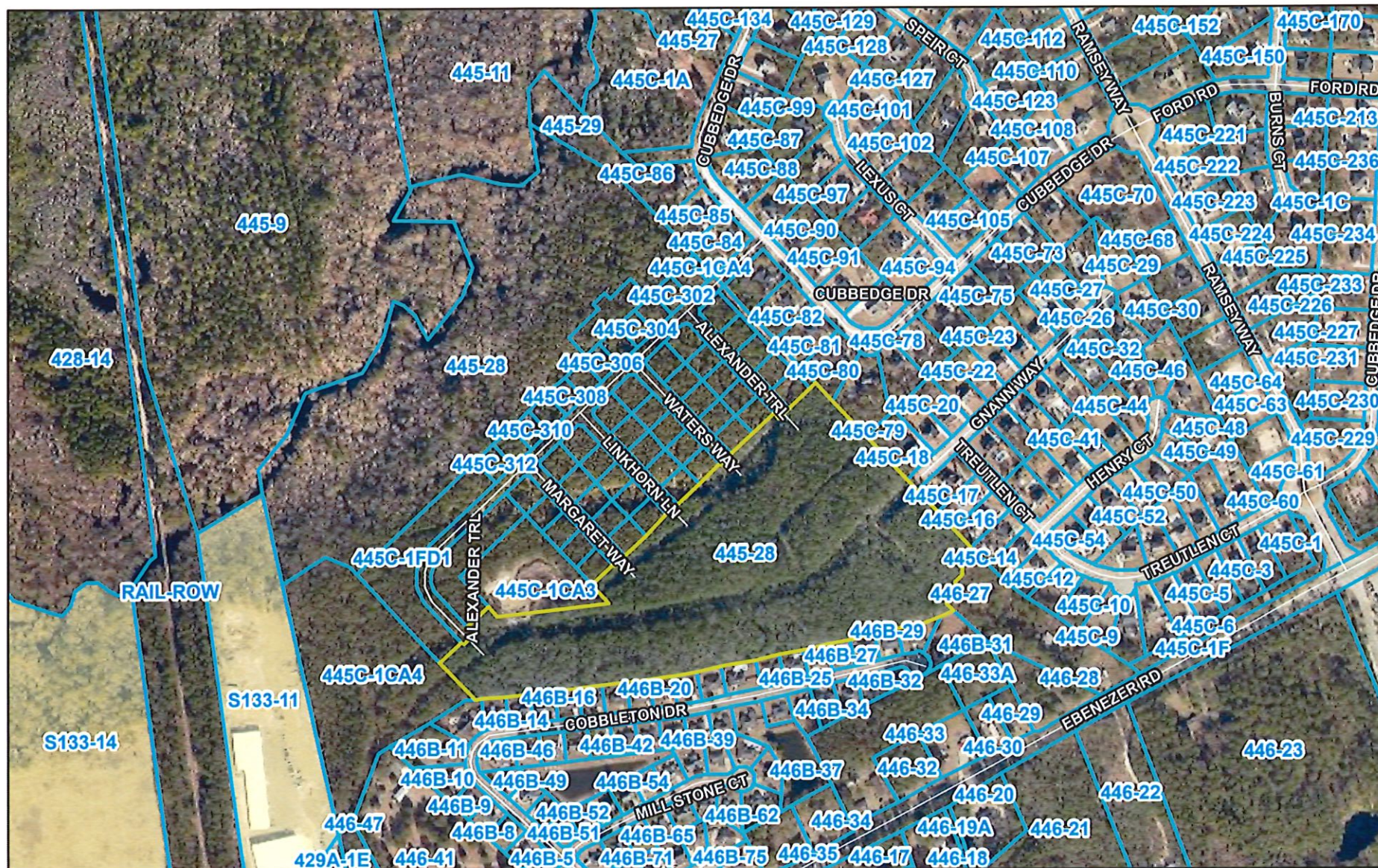
MAJOR SUBDIVISION RAMSEY LANDING PHASE 3A
BEING A PORTION OF DB 2133, PG 129 OF THE LANDS OF SLA RL HOLDINGS, LLC
9TH G.M. DISTRICT, CITY OF SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: SLA RL HOLDINGS, LLC

JOB NUMBER: 33-146
DATE: 5/14/2024
DRAWN BY: RND
SCALE: 1" = 80'

MAJOR SUBDIVISION

SHEET
2/2

Letter ANSI A Landscape

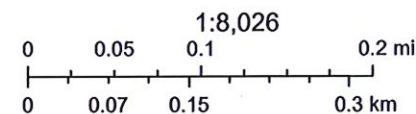


8/15/2025

Roads
Parcels

Municipal Boundaries

Citations



Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Letter ANSI A Landscape



8/15/2025

